

# Building Block



Joseph A. Jenkins

Director

Division of Facilities Construction  
and Management

Beginning May 28, 2002, and continuing on until Labor Day, the employees of the Department of Administrative Services will be allowed to switch to a summer dress code. Part of the reason for this is that, in the interest of energy efficiency, our building will operate a few degrees warmer than in the past. This means that everyone can wear lighter clothing and male employees do not need to wear a tie. However, we must all remember that this is still a business environment, and we need to wear clothing that is appropriate and conveys a professional attitude. In most cases, this does not mean denim jeans, and in all cases, it means no halter tops, bare mid-drifts and short-shorts. This means being informal, but not too casual.

The down turn in the economy both nationally and here in the State of Utah have caused state revenues to decrease with the resultant budget woes that we are currently experiencing. The Legislature will meet in special session on June 26<sup>th</sup> and again in early July to resolve the budget crisis. They will be looking at all alternatives and it appears they may be able to balance the budget with minimal impact to our employees. At this point, we do not anticipate a reduction in force, although there may be some vacant positions that will not be filled. There is no doubt that such items as travel, overtime and equipment purchases will be curtailed. Other programs that we have relied on in the past such as sick leave incentives and other incentive programs may temporarily be put on hold. There is no doubt that these are difficult times, however, we will get through them just like we have done in similar situations in the past. It is important that we all look forward to a brighter time, hopefully not too distant in the future, and remember the old saying "this too will pass."

It is also very important that, particularly now, we each individually evaluate our own job performance. Are we doing everything we can to be the best we can be? Are we making a valuable contri-

bution or do we take advantage of every situation that we can? Are we working together as a team effort to be successful or do we think that what we do doesn't really matter? Are there things I can do differently to be more productive or ways to do things better?

At DFCM we have wonderful, productive employees who understand the value of a good work ethic. There may be some job adjustments and opportunities to grow in different areas, skills and talents than in the past. All of us working together will insure a bright future. Thank you for your efforts.



# SOLDIER HOLLOW GOLF COURSE

Ground is finally being broken for a golf course at Soldier Hollow. The culmination of over two years of planning and design that is being delivered in DFCM fashion, in spite of budgetary constraints. This story is not a short one, although I've tried to make it so, and it is more than a story of a golf course, as you will see. Due to the interest in the development, I have been asked to provide an update for DFCM because this is a project that you can all be proud to acknowledge.

About two years ago, an idea was studied about building a golf course on state owned land, a portion of the Wasatch Mountain State Park, near the town of Midway. About two thirds of the land has historically been used for farming, and has continued to be leased to farmers by State Parks through the years. With the advent of the Olympics and the eventual decision to use Soldier Hollow as a site for the Nordic ski events, a complex system of trails was established with support facilities including the Competition Management Building, a maintenance shop and the Soldier Hollow Day Lodge. A concessionaire was brought in to manage the trail system and facilities. A master plan was developed to insure proper planning in the area, which culminated in the recommendation for a golf course north of the ski trail system.

The idea for the golf course grew feet and was put on the fast track for legislative approval in the 2001 legislative session. Approval for the project was based on the study showing that revenue generated by the golf course would pay for the development costs through a bond. A planning committee was formed with state and local golf professionals, State Parks, DFCM and a State Legislator to program the

development and create a theme for the course, which would be used by the designer. The planning committee determined that two-18 hole courses would insure the best chances of financial success for the project, and that one of the courses should be suited to average players and the other course would be designed for the more advanced players. A time schedule for design and construction was established that required the entire course to be up and operating by July 1, 2004. I attribute much of the success of this project to the creation of the planning committee who assessed the target audience and provided an appropriate framework upon which to design the courses. One key aspect achieved with the help of State Parks was the development of a Charter that the planning committee members signed, which detailed their involvement and established the limits of their authority. Several DFCM staff have been integrally involved in the planning, funding, site analysis to date whose efforts should not go unnoticed, including Kent Beers, Alyn Lunceford and Cheryl Searle.

Following legislative approval, a VBS procurement was conducted to select the golf course architect with the Building Architect as a consultant. Gene Bates from Palm Beach Gardens, Florida was selected by the committee from a field of 14 applicant teams. The Building Architect is VCBO Architects, a consultant to the golf course architect. Gene demonstrated his professional skills in delivering the course design in the amount of time required, bringing together the many interests of those from State Parks, DFCM and the locals. During the design, Gene became interested in using a portion of the land that is within the ski trail area. Ultimately, there are portions of the course which will be used for the ski

trail system in the winter and golfing in the other seasons. Additionally, the driving range will be a joint use facility, accommodating a tubing run during the winter. The flexibility of all of the interests at hand have been instrumental in obtaining unique solutions to what is becoming a year round destination. Another of those unique characteristics is the "Kent Beers Fishing Pond". This spot obtained that designation due to the unceasing efforts by Kent Beers to have an additional joint use component of the golf course features. I guess when your golf round stinks, you can pull out the fishing pole and still go home happy. The master plan also includes a cluster of cabins and group use pavilion to be built near the fishing pond between the golf course and the Nordic ski trails with future funding. Also included in the area is the recently completed reconstruction of the historic Tate Barn, with current plans to have a concessionaire provide horse rentals from that building that can be used on trails surrounding the park.



Prior to design, we decided how much of the budget to commit to the buildings and how much to the course work. During design, it became evident that as with most projects, this budget is tight and some creative thinking has been used to stay within it. The completed courses will not include a great amount of new trees, and working with the native plants and grasses not only helped meet our budget, but resulted in an ecologically sensitive solution that can be appreciated by all. Native plants and turf will be used between the fairways as bio-

islands, accommodating the wildlife that frequents the area. The completed course will take advantage of the topography and amazing views to Mount Timpanogas, while re-establishing much of the native environment that had been lost to farming.

In April, the completed plans were let out to bid with six firms competing to build the course in the 435 day construction schedule. The selection committee chose Landscapes Unlimited headquartered in Omaha, Nebraska as the firm providing best value to build the project. The largest golf course developer in the nation, Landscapes Unlimited has experience building in mountain environments and has consistently constructed thirty to forty, 18-hole golf courses per year throughout the

world. Our consultants inform us that, due to a decrease in the number of golf courses being built and the sluggish economy, this company would have cost us significantly more to build this same course just one year ago. We feel that we got the best company out there for a price that meets our budget.

The building design has been ongoing and is set to bid later this summer. Arriving at the agreed clubhouse design has been an arduous process, knowing that constructing adjacent to the award winning Day Lodge would require a design that stood on its own, while complimenting that structure. Brent Tippetts with VCBO has done a great job delivering the right solution and placing the building to have direct visibility to all of the starting and finishing holes on the

course. The result will be one of the best designed courses and facilities in the intermountain region, with reasonable green fees because it is publicly owned. I know that the challenges aren't over for this project, but I feel that we have a team in place that will successfully deal with those challenges. I'll see you on the course in '04!

*Article submitted by Lynn Hinrichs*

*Thanks Lynn!*



### **Utah State Certified Public Manager's Society selects Pam Harvey as Committee Chair !**

The Program Committee schedules speakers, plans programs, events and continuing education seminars sponsored by the Society. Our approach is holistic. The Society explores activities and learning opportunities that allow current and future members of the Society to learn about all aspects of life, not just repeat lessons of the Certified Public Manager's Program.

The Society feels that balance is important for it's members. We can

only be successful as supervisors, managers and leaders to the extent that our lives are in balance. If the Society can provide these types of learning opportunities to facilitate member's holistic growth, then we feel that the society will reap the rewards of additional members and participation.

Congratulations Pam! We wish you great success in this position and know that you will represent DFCM superbly!

*Article submitted by Cheryl Searle*

*Thanks Cheryl!*

## **DFCM Division Meeting & Summer Barbeque**

**June 20, 2002 from 11:30 to 2:30**

**The cost will be \$3.00 or you can sign up for a food item.**





## GUESS WHO???

**Hobbies:** Books and fixing stuff

**Hero:** Leonardo DiVinci, Albert Einstein,  
Helen Keller and Elbert Hubbard

**Favorite Color:** Blue

**Favorite Food:** Pecan Pie

**Favorite Song:** Mr. Blue Sky, ELO

**Favorite Movie:** Benny and Joon

**Favorite Team:** Steelers

**Favorite Sport:** Pool, Chess

**Least Favorite Food:** Bologna

**Favorite TV Show:** Antique Road Show

**Favorite Actor/Actress:** John Wayne/Meg Ryan

**Favorite Holiday:** Father's Day

**Notable Achievement:** My children

*Congratulations to Joanna Sly for guessing the spotlight from last months newsletter. The Guess Who spotlight from May was*

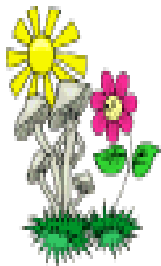
*Nikki Wolcott*

### *For your information:* **DECISION UPDATES**

#### **Farwell:**

After a year of working in the inspection section, **Leslee Chavez** left DFCM to attend school in Arizona. We will miss Leslee but wish her well in her new endeavors. Nikki Wolcott

will now be scheduling the inspections for projects. Thanks Nikki for taking on the additional duties.



**Jason Barlow**, our Intern in 4110, will be allowed to make one change has moved to Washington DC. We of Medical Plans (not Dental) during wish him good luck in his new Intern- the contract year. PEHP will not ac-

cept those changes until August. Please feel free to contact Debi Tripp if you have questions.

#### **Welcome:**

We'd like to extend a warm welcome to **Justin Caton**. He has been hired as an Intern to take Jason's place. Good luck in your new position.

#### **Reminder:**

Any changes that you have made to your Insurance plans during open enrollment will be effective on July 1, 2002. We



*Contributions from staff are  
always welcome!*

*Writing/editing by  
Debi Tripp and Shannon Lofgreen  
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with articles.*